

CITY OF WAUPUN  
PLAN COMMISSION  
MINUTES OF THE NOVEMBER 29 MEETING  
(Approved 1/17/18)

1. Call to Order:  
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:  
Members Present: Julie Nickel, Fred Lueck, Jerry Medema, Nancy Vanderkin, Elton TerBeest, & Derek Drews and Jeff Daane  
Staff Present: Kathy Schlieve and Susan Leahy
3. Chairman Nickel called for the approval of the November 15, 2017 meeting minutes. Motion by Vanderkin, seconded by TerBeest to approve the minutes of the November 15, 2017 meeting. Lueck noted the word "minutes" should be inserted after the word "meeting" in line one of paragraph 3. Motion carried, unanimously as modified.
4. Discuss / act on site plan for the Rock River Country Club. Andy Glewen and Tom White representing the golf club discussed the construction plans for the club. They are proposing an approximate 4,415 sq. ft. banquet hall addition on the north side of the existing facility. Also included in their plan is a new banquet hall entrance, removing existing screening, outdoor storage, dumpster area, add a cooler and freezer as well as a dumpster enclosure. A new bar area is proposed as well as an alternate patio area and an alternate addition on the assembly hall. New asphalt pavement and slope new asphalt in the 130 parking stall area.

Kathy Schlieve noted a Developers Agreement is being worked on. Daane had concerns with the Flood Plain in the area especially portions of the parking lot to the northwest. Lueck also has concerns with the Flood Plain line as it appears to just miss the northeast corner of the new addition and is very close to the north boundary of the proposed addition. He also questioned if the addition will meet the state required 75' water setback from the Rock River. He also asked what Zoning District the property is in and whether it is a conforming or non-conforming use. City Zoning Administrator Susan Leahy said she could not remember what Zoning District the facility is located in but she assured the committee that the present use is conforming and it will meet the minimum 75' water setback from the river.

No further discussion was forthcoming so Chairman Nickel called for a motion to approve the site plan.

Motion by Medema, seconded by Vanderkin to approve the site plan for the banquet addition and other modifications to the Rock River Country Club on the condition that the site specifications accompanying the site plan which include earthwork, site clearing, earthmoving, erosion control, exterior improvements, concrete and aggregate base, landscaping, site stabilization and utilities are strictly adhered to.

Vote: Daane, Drews, TerBeest, Vanderkin, Medema, Lueck, Nickel – "AYE"  
Motion carried, unanimously 7/0.

5. Motion by Vanderkin, seconded by TerBeest to adjourn the meeting. Motion carried, meeting adjourned at 4:50 p.m.

Fred Lueck, Secretary